

# RURAL MUNICIPALITY OF RUDY No. 284

## OFFICIAL COMMUNITY PLAN

Prepared for:

THE R.M. OF RUDY NO. 284

Prepared by:

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Saskatoon, SK

MARCH 2022



**The Rural Municipality of Rudy No. 284**  
Bylaw No. 4-2022

A Bylaw of the Rural Municipality of Rudy No. 284 to adopt the Official Community Plan.

The Council of the Rural Municipality of Rudy No. 284 in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Rudy No. 284 hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Rural Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 02(2014), the Official Community Plan, and all amendments thereto are hereby repealed.
- (4) This bylaws shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Reeve)

SEAL

\_\_\_\_\_  
(Rural Municipal Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council  
On the \_\_\_\_\_ day of \_\_\_\_\_, of the year



**THE RURAL MUNICIPALITY OF RUDY No. 284**

**OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. 4-2022  
of the Rural Municipality of Rudy No. 284

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(Reeve)

SEAL

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(Rural Municipal Administrator)



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# 1 INTRODUCTION

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On the basis of the findings set out in the Background Report for the R.M. of Rudy No. 284 Official Community Plan and Zoning Bylaw following planning goals, objectives and policies are intended for the Rural Municipality of Rudy No. 284 (hereinafter referred to as the Municipality).

## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Rural Municipality of Rudy No. 284 has prepared and adopted this Official Community Plan to provide the Municipality with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) if the municipality has entered into an intermunicipal development agreement pursuant to section 32.1 of *The Act*, the implementation of the intermunicipal development agreement;
- (10) the provision of municipal reserve for school purposes, including policies that:
  - (a) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
  - (b) designate the locations of municipal reserve sites to be used for school purposes; and
  - (c) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and
- (11) the management of lands that are in proximity to existing or proposed railway operations.

The Province of Saskatchewan adopted the Statements of Provincial Interest regulations effective March 29, 2012 applicable to community planning and development under Section 7 of *The Act*. Section 8 of the *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general the Statements of Provincial Interest Regulations address:

- (1) Agriculture and Value-Added Agribusiness
- (2) Biodiversity and Natural Ecosystems
- (3) First Nations and Métis Engagement
- (4) Heritage and Culture
- (5) Inter-municipal Cooperation
- (6) Mineral Resource Exploration and Development

- (7) Public Safety
- (8) Public Works
- (9) Recreation and Tourism
- (10) Residential Development
- (11) Sand and Gravel
- (12) Shore Lands and Water Bodies
- (13) Source Water Protection
- (14) Transportation
- (15) Economic Growth
- (16) Community Health and Well-being

## 1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Municipality as well as other matters related to its physical, social and economic development. The policies are intended to provide the Municipality with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Municipality. All development within the incorporated area of the Municipality. shall conform to the objectives and policies contained in this Official Community Plan.

## 2 GOALS

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### 2.1 NATURAL AND HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources of the municipality.
- (2) To utilize the natural resources of the Municipality in a manner which is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the Municipality to enjoy and appreciate the water and land resource values of the Municipality.

### 2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development which reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the Municipality by creating a positive environment for sustainable business development, while still recognizing the importance of the agriculture economy.
- (3) To ensure a high quality of life for residents.

### 2.3 INTERGOVERNMENTAL INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
- (2) To support and complement the statements of provincial interest in land use planning and development.
- (3) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing and growth opportunities.
- (4) To participate in district and regional planning initiatives, where beneficial to the Municipality.

## 3 OBJECTIVES & POLICIES

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### 3.1 NATURAL AND HERITAGE RESOURCES

#### 3.1.1 Findings

- The abundance of water (most notably the South Saskatchewan River) in the Municipality is ecologically important from the perspective of habitat values, landform processes such as flooding, erosion and sediment deposition, as well as the provision of water resources for human use.
- In addition to providing often important wildlife and vegetation habitat, the South Saskatchewan River Valley can be unsuitable and may also present a flood hazard to many forms of development. Ensuring that land use and development in proximity to the valley exhibits a high degree of fit with the opportunities and constraints presented by the river, is an important consideration in land use and development decisions.
- The Municipality is home to a moderate amount of critical wildlife habitat. Ensuring that the significant wildlife habitat resources are recognized in the Municipality, and to make certain that future development does not result in unacceptable impacts on such resources are important considerations.
- According to the Saskatchewan Archaeological Resource Management Database, at the Heritage Conservation Branch (HCB) a total of 76 archeological sites have been recorded within the Municipality. These sites consist of artifact scatters, artifact finds, artifact/feature combinations, and recurrent features. There are no Designated Municipal or Provincial Heritage Properties within the Municipality at this time.
- Multiple human burials (two single burials and one site with multiple burials) have also been identified within the Municipality. These sites are classified as Sites of Special Nature (SSN) and are afforded special protection under The Saskatchewan Heritage Property Act.
- There is a known gravel deposit in the north end of the Municipality. To avoid conflict with such aggregate resources, consideration should be given to locational guidelines and other conditions under which adjacent development may be permitted.
- The Municipality is located within the South Saskatchewan River Watershed of the Saskatchewan River Basin. The Saskatchewan Watershed Authority (SWA) has completed a Watershed Source Water Protection Plan (2007) for the South Saskatchewan River Watershed. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, allocation of inter-provincial water flows, surface water quality and protection of natural habitat.
- Survey respondents feel that the availability and proximity to potable water is very important.
- Stakeholders in the Municipality also indicated that maintaining the environment, environmental conservation and environmental protection of land are important considerations as the Municipality moves ahead into the future. Future development should be consistent with the protection of significant natural and heritage resources within the Municipality.
- The Statements of Provincial Interest Regulations provide the following statements concerning natural and heritage resources (which are addressed in the objectives and policies that follow):
  - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
  - *The province has an interest in the protection of water sources that provide safe drinking water.*
  - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
  - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*

- *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
- *The province has an interest ensuring that sand and gravel resources are accessible for development.*

### **3.1.2 Objectives and Policies**

#### **Objective 3.1.2.1: Natural Features**

To protect natural features, resources, wildlife habitats, and ecosystems in the municipality.

**Policy (a)** The Municipality will work with agencies of the provincial government to protect any significant natural resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Policy (b)** Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, fish habitat, and/or rare or endangered species as well as any wetland areas along a lake, slough or creek. These resources will be protected, and, where appropriate, integrated with recreational use and development (by the addition of appropriate structures such as: walkways, pedestrian bridges, boardwalks, and interpretive media). Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as undertaking mitigative measures) has been obtained. The developer may be required to contract a qualified professional to assess the potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Policy (c)** Development shall avoid land that is environmentally sensitive.

#### **Objective 3.1.2.2: Groundwater Protection**

To protect ground water resources from contamination to ensure a safe supply of drinking water.

Development shall avoid depleting or polluting ground water in the municipality.

**Policy (a)** Council is committed to protection of ground and surface water, public health, property and the environment through the use of water management programs that:

- (i) maintain healthy ecosystems;
- (ii) provide safe and reliable drinking water; and,
- (iii) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of the municipality's resources.

**Policy (b)** Applications for proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may be required by Council to

provide a study to verify that the groundwater resource is adequate for both existing users and the proposed use.

- (i) Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- (ii) Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.

### **Objective 3.1.2.3: Heritage Resources**

To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

**Policy (a)** Development shall not damage or destroy any building or site deemed to be of cultural or heritage significance. The Municipality will work with the agencies of the provincial government to protect any significant heritage resources.

**Policy (b)** Ensure that the subdivision of land on potentially heritage sensitive parcels (as identified in the Background Report) occurs in accordance with the guidelines and criteria identified by the Heritage Resources Branch of Saskatchewan. The Municipality may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Policy (c)** Support the designation of provincial heritage and municipal heritage buildings and sites within the municipality.

### **Objective 3.1.2.4: Watershed Management and Planning**

To support the implementation of the South Saskatchewan Watershed Source Water Protection Plan (SSWSWPP).

**Policy (a)** Work in partnership with the Saskatchewan Watershed Authority to maintain and conserve the South Saskatchewan Watershed and its source water resources. The Municipality will support the implementation of recommendations and key actions of the SSWSWPP as may be relevant to the municipality, notably with respect to recommendations regarding:

- (i) promotion of rural land management practices that conserve ground water supplies and that protect source water from contamination;
- (ii) flooding and flood risk management including the establishment through mapping of estimated peak water levels to ensure protection of building structures and property;
- (iii) development of watershed wide approaches to flood mitigation measures for new development; and
- (iv) identification of wetlands classified as being important to surface and ground water protection.

### **Objective 3.1.2.5: Mineral Resources**

To protect known gravel sources from incompatible forms of development that could limit their potential extraction and to minimize the impact of mineral resource extraction, processing and storage operations on adjoining land use and ensure the rehabilitation of gravel extraction sites following the cessation of operations to stay compatible with surrounding countryside.

Subdivision of land for non-agricultural use shall not be permitted on land known to have high quality source gravel potential so as not to interfere with future extraction.

**Policy (a)** The extraction, processing and storage of raw materials including, sand, gravel, clay, earth, topsoil, or mineralized rock shall be subject to the following policies:

- (i) The Municipality shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Mineral resource industries shall be discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for mineral resource industries subject to:
  - (a) reclamation and restoration of the land for an approved end use;
  - (b) the manner in which the pit or quarry is to be operated;
  - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination;
  - (d) minimizing the effect of the operation on infrastructure and services including but not limited to roadways; and,
  - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
  - (f) Mineral resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
  - (g) Mineral resource extraction, processing and storage industries shall adhere to the separation distances provided in Table 7-1.
- (iv) Any aggregate resource extraction industry proposed to be located within 100m of any municipal road or provincial highway or the South Saskatchewan River shall adhere to the following policies:
  - (a) Mineral resource extraction shall be permitted only where it would neither adversely impact the environment nor materially interfere with or affect adjacent lands.
  - (b) Mineral resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
  - (c) Mineral resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.

### **Objective 3.1.2.6: Oil and Gas Development**

To support oil and gas exploration, extraction and development in the municipality.

Petroleum pipelines, oil and gas wells and related facilities shall be encouraged in the Municipality and shall be permitted uses in the A - Agricultural District.

### **Objective 3.1.2.7: Environmental Sustainability**

To support the subdivision and development of land in the Municipality in an environmentally sustainable manner.

Support developments that ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained.

- Policy (a)** Consider the WaterWolf Growth Management Plan in cooperation with adjoining Urban and Rural Municipalities to ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained.
- Policy (b)** Council may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- Policy (c)** No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.



## 3.2 BIOPHYSICAL AND HAZARDOUS CONSTRAINTS ON DEVELOPMENT

### 3.2.1 Findings

- Biophysical constraints on development in the Municipality include the South Saskatchewan River. Riparian areas, such as the South Saskatchewan River pose a hazard in terms of development due to flooding, slumping and erosion. Development policies within the Municipality need to address land potentially susceptible to natural hazards such as flooding, slope instability, erosion and expansive clay soils.
- A preliminary slope stability assessment prepared by Clifton & Associates Ltd, concluded that portions of the river valley are susceptible to landslides and should not be developed. The results of this study are shown on the RM of Rudy No. 248, Future Land Use Map.
- Development policies addressing development on or near land that has been contaminated by hazardous materials, such as but not limited to: anhydrous ammonia, gasoline, diesel, waste oil, fertilizers, pesticides, and other hazardous substances is an important consideration.
- The Statements of Provincial Interest Regulations provide the following statement concerning biophysical constraints on development (which are addressed in the objectives and policies that follow):
  - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

### 3.2.2 Objectives and Policies

#### Objective 3.2.2.1: Avoidance of Hazard Land

To discourage inappropriate development on land deemed to be hazardous as a result of flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous material.

Ensure the most recent information on potential flood hazard areas within the Municipality as it relates to new subdivision applications and applications for development permits is used.

- |                   |   |
|-------------------|---|
| <b>Policy (a)</b> | Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development. |
| <b>Policy (b)</b> | Require that applicant for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.   |
| <b>Policy (c)</b> | Establish development standards for development on or near hazard lands in the Zoning Bylaw.  |
| <b>Policy (d)</b> | Require that the applicant for a proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.   |
| <b>Policy (e)</b> | Require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to   |

adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will be encouraged. Additionally, Council will require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.

**Policy (f)** Prohibit any new development within identified slope prone areas.

**Policy (g)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.

**Policy (h)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

### 3.3 MUNICIPAL INFRASTRUCTURE AND SERVICES

#### 3.3.1 Findings

- The Municipality currently maintains approximately 376 km of municipal roads. Ensuring that future development does not place additional unnecessary pressure on the existing road maintenance obligations of the Municipality, and ensuring that future development pressures can be fulfilled, are important considerations for the Municipality. Stakeholders indicated that maintenance of infrastructure (roads and services) should be a top priority for the Municipality.
- The Town of Outlook operates a sewage lagoon north of the Town proper, within the Municipality. The Municipality does not operate a public sewage treatment facility. The Municipality has an agreement with the Town of Outlook for municipal ratepayers to haul their garbage to the Outlook Waste Disposal Site, which is located in the Municipality, south of the Town of Outlook. Additional waste disposal sites are located northwest of Glenside and north of Broderick.
- Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and quality of recreation opportunity, relating to such factors as odours, decreased land values and perceived hazards.
- The Municipality shares in the costs of the recycling bins located in the Town of Outlook. This enables municipal ratepayers to use these recycle bins. They are set up to recycle newspaper, cardboard, tin and plastic. Survey respondents indicated that being able to recycle materials within the Town of Outlook was very important.
- The Town of Outlook operates an Eco Centre at the Outlook waste disposal grounds, which is a drop-off centre for used oil, filters and containers. Municipality ratepayers are encouraged to use this facility and there are neither entrance fees nor any other fees for this service.
- Ensuring that local capacities are not exceeded with respect to future management and disposal of solid waste and sewage generated in the Municipality, as well as maintaining established provincial setbacks from these types of facilities, are important considerations for the Municipality.
- The Municipality does not hold itself responsible for costs associated with the provision of municipal services to new subdivision development. Developers are required to enter into servicing agreements and / or pay development levies in accordance with The Act to provide required services to an acceptable level and standard.
- The Statements of Provincial Interest Regulations provide the following statements concerning municipal infrastructure and services (which are addressed in the objectives and policies that follow):
  - *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.*
  - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

#### 3.3.2 Objectives and Policies

##### Objective 3.3.2.1: Servicing Thresholds

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

The Municipality will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. The Municipality may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the

development. On-site and off-site infrastructure to support new development proposals may:

- Policy (a)** already exist and have the capacity to support development, subject to the payment of applicable levies or fees<sup>4.3</sup> or
- Policy (b)** be proposed to be constructed by the developer as an integral component of the development itself.
- Policy (c)** The Municipality will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licenced solid waste management facility for use by the new development.
- Policy (d)** All developments shall provide for:
- (i) individual on-site water supply appropriate to the proposed use; or,
  - (ii) water supply from a regional water distribution system; or,
  - (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
  - (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or
  - (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- Policy (e)** The Municipality may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in the Municipality's position with respect to development proposals.
- Policy (f)** The Municipality may support new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association or a private utility arrangement in the form of a cooperative or non profit corporation.
- Policy (g)** The Municipality may consider any proposals by residents of hamlet and multiple lot country residential areas for the development of a communal water distribution system. Proposals must be developed on a regional scale to include both farm and non farm residents for a designated area and be based on preliminary engineering design requirements and cost estimates for the system. The construction, operation and maintenance of the water delivery system will be financed by a private or public utility.
- Policy (h)** The Municipality may consider partnering with local urban and rural municipalities, such as the Town of Outlook, to construct and manage infrastructure that will support future development in the Municipality, including but not limited to sewage treatment and disposal systems, water treatment and distribution systems and solid waste management facilities.

- Policy (i)** The Municipality may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the Municipality.
- Policy (j)** The Municipality may, subject to a request by the majority of residents of a multi parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- Policy (k)** Maintain the existing level of recycling services to residents and consider expansion as demand arises.
- Policy (l)** Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

### **Objective 3.3.2.2: Locational Criteria**

To ensure that subdivision and development within the Municipality does not create unnecessary land use conflicts.

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be subject to development standards as specified in the Zoning Bylaw and to the following locational criteria:
- (i) In order to minimize land use conflict between residential development and other existing land uses, Council shall observe the separation distances as set out in Table 7-1. Council may consider approving a lesser separation than that set out in the Zoning Bylaw, with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
    - (a) written comments from any landowners within the required separation distance;
    - (b) proposed mitigation measures to minimize impacts;
    - (c) landforms that may affect or be affected by the impacts from the development;
    - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
    - (e) the land use designation and future land use of the lands within the separation distance; and
    - (f) other factors that Council deems relevant.
  - (ii) A separation distance 20% greater than set out in Table 7-1 may apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).

**Objective 3.3.2.3: Servicing Agreements for New Subdivisions**

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

- Policy (a)** Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems and sewage disposal facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

**Objective 3.3.2.4: Transportation**

To ensure that development does not create traffic safety issues and that the road maintenance obligations created by any future residential development can be fulfilled.

- Policy (a)** The Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways, and adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.
- Policy (b)** Council will endeavour to upgrade the major access roads in the municipality, within the municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
- Policy (c)** Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
- Policy (d)** Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways.
- Policy (e)** The Municipality will not be responsible for the paving of roads in country residential subdivisions, unless a service agreement is formed between Council and the developer.
- Policy (f)** Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:
- (i) It is determined that the permanent street or road closure would not restrict or compromise access to other sites/areas in the municipality; and
  - (ii) It is determined that the street closure would not have an adverse affect on the Rural Municipality's ability to maintain or repair municipal streets and roads.

**Objective 3.3.2.5: Asset Management**

To ensure a clear picture of the current state of the RM's municipal infrastructure in order to manage it effectively over the long-term.

Develop and implement Asset Management Plans in order to sustainably provide an appropriate level of service to residents and visitors.

- Policy (a)**      Ensure consistency between all long term planning documents going forward including this Official Community Plan, Asset Management Plans, Long Term Financial Plan, and others.
- Policy (b)**      Ensure Asset Management Plans are kept up to date and used to support infrastructure investment decisions.
- Policy (c)**      Use Asset Management Plans to support long term financial planning.

### **Objective 3.3.2.6: Railways**

To ensure railways and rail activity continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

- Policy (a)**      The RM will provide for efficient and effective land use and transportation planning in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.
- Policy (b)**      Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.

## 3.4 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

### 3.4.1 Findings

- The Municipality is surrounded by the following municipalities: the R.M. of Montrose, No. 315 to the northwest; the R.M. of Dundurn, No. 314 to the northeast; the R.M. of Fertile Valley, No. 285 to the west; the R.M. of Rosedale, No. 283 to the east; and, the R.M. of Loreburn, No. 254 to the south and southeast.
- Within the Municipality, the urban communities include the Town of Outlook, the Village of Broderick and the Village of Glenside. There are no Organized Hamlets located within the Municipality.
- Survey respondents somewhat agreed that the Municipality should be working more closely with other communities in the provision and funding of recreation services and programs for residents of the Municipality.
- To address inter-municipal issues such as the annexation of land from the Municipality by the Town of Outlook, the Village of Glenside, and the Village of Broderick, and to avoid land use conflicts between the Municipality and these urban centres it is important that an open line of communication exist between the municipalities about future growth needs and plans for the long term future. When such plans are articulated to the Municipality, the Municipality should consider amending its Official Community Plan to reflect growth of these urban areas. The Rural Urban Fringe Areas for each respective urban municipalities within the Municipality are identified on Map 1: Future Land Use Concept.
- With respect to inter-municipal / jurisdictional cooperation and the joint delivery of services, consideration should be given to the pursuit of inter-municipal agreements with the interest of improving municipal services and providing them on a more cost-effective basis with neighbouring municipalities.
- Stakeholders indicated that “working with the Town of Outlook” was one of the strengths of the Municipality. Moving ahead into the future, stakeholders envisioned cooperation amongst neighbouring rural municipalities and working with the town of Outlook to promote tourism.
- The Municipality shares in the costs of the recycling bins located in the Town of Outlook. This enables municipal ratepayers to use these recycle bins. Survey respondents indicated that being able to recycle materials within the Town of Outlook was very important.
- The Statements of Provincial Interest Regulations provide the following statement concerning Intermunicipal Cooperation (which is addressed in the objectives and policies that follow):
  - The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.

### 3.4.2 Objectives and Policies

#### Objective 3.4.2.1: Intermunicipal Servicing

To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.

- Policy (a)** The Municipality will pursue intermunicipal cooperation including agreements, with neighbouring urban municipalities in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.



**Objective 3.4.2.2: Intermunicipal Planning**

To facilitate communication and cooperation with neighbouring urban municipalities on joint planning initiatives and future growth directions of each respective municipality, based on the planning needs of the overall region.

- Policy (a)** Lands within 1.6 kilometers (1 mile) to the Town of Outlook, the Village of Broderick and the Village of Glenside are designated on Map 1 Future Land Use Concept as Rural-Urban Fringe Areas. Map 1 may be amended in the future to illustrate an Urban Future Growth Area within the Rural Urban Fringe Area, subject to the Town and Villages undertaking a planning program which identifies or updates its spatial growth aspirations. The Municipality will ensure that development in these Urban Future Growth Areas is restricted to agriculture.
- Policy (b)** The municipality will facilitate cooperation with its municipal neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and/or natural resources. The Municipality may refer development or subdivision applications to neighbouring municipalities for review and comment. In all cases that subdivision or zoning bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the urban municipality
- Policy (c)** The Municipality will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to ten to twenty (10 to 20) years projected growth providing that this growth / need is demonstrated to the satisfaction of the Municipality.
- Policy (d)** The Municipality will evaluate annexation proposals by the Town of Outlook, the Village of Glenside and the Village of Broderick with consideration of its impact:
- (i) on adjacent rural land uses;
  - (ii) on the agricultural productivity of the area;
  - (iii) on the relationship of annexed lands to the particular community's growth strategy as defined within this Official Community Plan; and
  - (iv) on the financial implications of the annexation to the Municipality.
- Policy (e)** The Municipality will seek to jointly develop concept plans and servicing plans with the Town of Outlook, the Village of Broderick and the Village of Glenside in areas of mutual interest.
- Policy (f)** Council may reduce the prescribed separation distances contained in Table 7-1 where:
- (i) the land use being separated is located in another rural municipality;
  - (ii) the Council of the other affected rural municipality is consulted prior to approval of the proposed development; and,
  - (iii) appropriate fencing, screening, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

## 3.5 AGRICULTURE LAND USE AND DEVELOPMENT

### 3.5.1 Findings

- According to the Canadian Land Inventory, the Municipality is not home to any prime farmland. However, the Municipality is home to a significant amount of moderate farmland. A total of approximately 63,918 ha (157,944) is classified as moderate farmland. The remaining land (22,159 hectares or 54,756 acres) is classified as having low capability for farmland production. Responses to the community survey indicate that residents strongly support the protection of farm land for continued agricultural use and that protection of prime farmland is an important issue for the Municipality.
- The Canada-Saskatchewan Irrigation Diversification Centre (CSIDC), located on the outskirts of the Town of Outlook, is a major leading research facility that promotes crop diversification and sustainable irrigation practices in the Municipality. The CSIDC investigates and demonstrates crops, technologies, and best management practices that assist producers in adopting practices that help sustain land and water resources.
- The Municipality and the Town of Outlook are also a part of The South Saskatchewan River Irrigation District (SSRID) (a part of the Lake Diefenbaker Irrigation District). The SSRID uses a system of main canals and minor laterals to supply 35,271 acres of irrigated land. Existing irrigation and proposed expansion areas are shown on Map 2 of the Municipality Official Community Plan. Survey respondents indicated that the Municipality should be looking at future irrigation development and expansion.
- Crops such as hay, potatoes, peas, beans, oilseeds, forage and cereals are all grown successfully in the municipality under irrigation.
- Big Sky Farms is the main operator of the hog industry in the Municipality and includes a 1,200-sow farrow to finish hog barn.
- In 2012, the Municipality approved a discretionary use application for a 36,000 head cattle feed lot by Namaka Farms for the N ½-2 and S ½-11-28-7 W3M.
- Survey respondents generally agreed that the municipality should continue to support the development of intensive livestock operation in areas designated as appropriate and as specified by the Zoning Bylaw and provincial regulations.
- Stakeholders indicated that a strong agriculture base and continued irrigation innovation were important ideals for the Municipality, and that the current irrigation development in the Municipality is a major strength. Moving into the future stakeholders envision increasing irrigation areas, developing value-added agricultural industry and the need to accommodate intensive livestock operations, agricultural business and industrial development within the Municipality.
- Development of policy for intensive livestock operations must reflect the role(s) and responsibility(ies) of both the province and the Municipality in controlling the development of intensive livestock operations.
- As the nature of agriculture continually evolves, flexibility, in terms of site size for agricultural development, is needed to accommodate development of intensive agriculture, small-scale farms, farm diversification, agricultural innovation and farm based businesses. In addition to this, it is prudent for the Municipality to accommodate farm land subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement and the existence of natural and human-created barriers and obstructions.
- A large portion of the land within the RM is sandy loam which lends itself well to irrigation. Investment into Lake Diefenbaker Irrigation Project by the province is projected to double the amount of irrigable land in Saskatchewan. Currently an irrigation canal runs through the RM from Lake Diefenbaker to the Broderick Reservoir south of the Village of Broderick with canals branching from the Broderick Reservoir to agricultural lands around the region. The Broderick Reservoir occupies an area of approximately 376 hectares at an elevation of 557 metres. The reservoir is stocked with Northern Pike, Walleye, Whitefish, and Perch.

- The Statements of Provincial Interest Regulations provide the following statement concerning agriculture and value-added agricultural business (which is addressed in the objectives and policies that follow):
  - *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agriculture production and value-added business.*
  - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

### 3.5.2 Objectives and Policies

#### Objective 3.5.2.1: Protection of Farm Land

To protect high quality agricultural land, including irrigated land and irrigation infrastructure, for continued productive agricultural use.

- Policy (a)**      The Municipality will encourage non-agricultural forms of development to locate on poorer class soils to the greatest extent possible. The Municipality will use the Existing and Proposed Irrigation Map (Map 2 of the Official Community Plan) and the Soil Map (Map 3 of the Official Community Plan), as one of the tools to help determine where quality agricultural land for crop purposes should be protected.

#### Objective 3.5.2.2: Dry Land Farming

To accommodate traditional forms of dry land crop production activity, land use, subdivision and development.

- Policy (a)**      Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section is recognized as the primary land unit for general agriculture however, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture.

**Policy (b)      Farm Dwellings**

One farm dwelling will be permitted for agricultural operations. Additional dwelling units may be permitted, by a resolution of Council, if accessory to a legitimate agricultural operation and if it is intended to accommodate farm workers. The granting of a dwelling development permit by Council for such additional farm dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision.

**Policy (c)      Agricultural Subdivision**

Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than 32 hectares for legitimate agricultural purposes will be permitted where:

- (i) The severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.
- (ii) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.
- (iii) It is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) The agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.
- (vi) It will accommodate the purchase or lease of Crown land.

**Policy (d) Farm Based Businesses**

- (i) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 7-1.
- (iii) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

**Objective 3.5.2.3: Agriculture and Economic Diversification**

To encourage, and provide opportunity for, further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality.

**Policy (a)** The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses. Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by the Municipality, to ensure that:

- (i) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, and multiple-parcel country residential subdivisions.
- (ii) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
- (iii) The design and development of the use will conform to high standards of safety, visual quality and convenience.
- (iv) The development will be situated along an all-weather municipal road.
- (v) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.
- (vi) The development will not conflict with existing irrigation infrastructure.

### **Objective 3.5.2.4: Intensive Agricultural Development**

To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns.

#### **Policy (a) Intensive Agricultural Development, Excluding Livestock Operations**

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and will be included as discretionary uses in the Zoning Bylaw.
  - (a) The proponents of such developments will be required to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operational.
  - (b) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding livestock operation, to facilitate their development.
  - (c) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 7-1.

#### **Policy (b) Intensive Livestock Operations**

- (i) It is Council's view that development of Intensive livestock operations is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations unless specific locational conflicts would be created.
- (ii) livestock operations involving 300 animal units or more and providing less than 370 m<sup>2</sup> of space for each animal unit contained therein are considered an Intensive Livestock Operation and will be classified in the Zoning Bylaw as a discretionary use. The approval of new intensive livestock operation will be subject to the discretion of Council in accordance with the specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary use approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council may require an applicant for a discretionary use approval to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
- (viii) the location of holding areas, buildings or manure storage facilities on the site;
- (ix) manure management practices of the operation;
- (x) use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
- (xi) use of ventilation measures in buildings to control odours;
- (xii) requirements for monitoring wells for water quality and quantity purposes; and/or,
- (xiii) annual confirmation of the availability of sufficient suitable lands for the disposal of manure.

**Policy (c)** Wild Boar Operations shall be prohibited within the RM of Rudy.

**Policy (d) Intensive Livestock Operation Locational Policy**

- (i) In order to minimize land use conflict between industrial development and other existing land uses, Council shall observe the separation distances as set out in Table 7-1. Council may consider approving a lesser separation than that set out in the Zoning Bylaw, with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
  - (g) written comments from any landowners within the required separation distance;
  - (h) proposed mitigation measures to minimize impacts;
  - (i) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
  - (j) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
  - (k) watershed and drainage patterns, and how runoff from the Intensive Livestock Operation is to be managed;
  - (l) the method of manure storage management and any mitigation proposed to minimize odours;
  - (m) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
  - (n) the land use designation and future land use of the lands within the separation distance; and
  - (o) other factors that Council deems relevant.

- (ii) Building development, as defined in the zoning bylaw, located on the same site and accessory or ancillary to the intensive livestock operation, shall not be subject to the minimum separation distances for the livestock operation.

## 3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

### 3.6.1 Findings

- In 2021, the enumerated population of Rudy No. 284, Rural municipality (CSD) was 475, which represents a change of 1.9% from 2016. This compares to the provincial average of 3.1% and the national average of 5.2%..
- An acceleration in the ten year trend may be expected should the industrial opportunities that have been developing in the Municipality and a subsequent demand and capacity for future development occur within the Municipality.
- Projected growth in the population of the Municipality (based on historical population trends), may have a positive impact on property values, municipal assessment base and revenue generation capacities of the Municipality.
- In 2021, Stats Canada reported a total of 159 private occupied dwellings in the RM, which represents a 2.6% change from 2016. Residences are not concentrated in a particular area but are scattered throughout the Municipality. Limited multiple parcel country residential development currently exists within the Municipality, apart from the subdivision known as “Rudy Landing”.
- The Municipality allows up to 2 separate sites per quarter section for non-farm residential use. Growing pressure from developers and other business interests to develop country residential subdivisions have caused the Municipality to update their country residential policies in 2022.
- Due to the proliferation of irrigation infrastructure, existing and planned within the municipality, it is imperative to avoid land use conflicts with future residential development.
- Surveyed respondents were generally split on the idea of additional country residential development throughout the Municipality as well as in specifically designated areas of the Municipality. Surveyed respondents were also split on the idea of multi-parcel country residential development in suitable areas of the Municipality, as well as in proximity to the Town of Outlook.
- Residents of country residential subdivisions typically request more municipal services than that which is traditionally delivered by a rural municipality. As such, development of appropriate policies to clarify the level and types of services the Municipality is capable of delivering to country residential developments is essential.
- Stakeholders have indicated that strong farm communities, agriculture and acreages existing together, and farm families populating the Municipality, are important ideals for the Municipality.
- In order to accommodate opportunities for residential development in the Municipality areas need to be identified for future residential development.
- The Municipality has expressed a desire for future residential development along the South Saskatchewan River.
- The Statements of Provincial Interest Regulations provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
  - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well being of communities.*



### 3.6.2 Objectives and Policies

#### Objective 3.6.2.1: Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

##### Policy (a) Location

To retain the agricultural character of the municipality, a maximum of two (2) single-parcel country residential subdivisions per quarter-section (64.75 hectares) will be allowed to be permitted to be subdivided in the **A – Agriculture District**. Additional residential subdivision(s) may be permitted to be subdivided from a quarter-section for:

- (i) for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers;
- (ii) for a previously developed, but now unoccupied farmyard; or,
- (iii) to accommodate the subdivision of a residence on a site that is identified as a registered lease in the Land Titles Registry.

##### Policy (b) Locational Criteria

- (i) In order to minimize land use conflict between residential development and other existing land uses, Council shall observe the separation distances as set out in Table 7-1. Council may consider approving a lesser separation than that set out in the Zoning Bylaw, with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
  - (p) written comments from any landowners within the required separation distance;
  - (q) proposed mitigation measures to minimize impacts;
  - (r) landforms that may affect or be affected by the impacts from the development;
  - (s) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
  - (t) the land use designation and future land use of the lands within the separation distance; and
  - (u) other factors that Council deems relevant.

##### Policy (c) Services

- (i) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the

satisfaction of Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council.

- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards) and have frontage on a developed municipal road.

**Policy (d)      Development Standards**

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

**Policy (e)      General**

- (i) To facilitate the resolution of encroachment issues, Council will, in general, support applications for the subdivision of two or more residential sites that will result in a realignment of residential property lines intended to correct an encroachment.

**Objective 3.6.2.2: Multiple Parcel Country Residential Development**

To accommodate a range of multiple parcel country residential development options, in identified areas, to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

**Policy (a)      Development Options**

- (i) The Zoning Bylaw will contain a series of country residential zoning districts to accommodate multiple-lot country residential subdivisions at various densities, ensuring that new country residential development is created at a scale and density to discourage the formation of organized hamlets within the municipality.

**Policy (b)      Density**

- (i) Subdivision for non farm residential development at a density greater than two (2) residential sites per quarter section will be considered for multiple-lot developments, on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district.

**Policy (c)      Location**

- (i) In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the municipality, multiple-lot country residential subdivisions should be located:

- (ii) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route.
- (iii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iv) So that adequate police and fire protection can be conveniently provided.
- (v) To protect or enhance existing treed areas and/or critical wildlife habitat.
- (vi) Only where direct all-weather public road access has been provided to the satisfaction of Council.

**Policy (d)      Locational Requirements**

- (i) In order to minimize land use conflict between multiparcel residential development and other existing land uses, Council shall observe the separation distances as set out in Table 7-1. Council may consider approving a lesser separation than that set out in the Zoning Bylaw, with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
  - (a) written comments from any landowners within the required separation distance;
  - (b) proposed mitigation measures to minimize impacts;
  - (c) landforms that may affect or be affected by the impacts from the development;
  - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
  - (e) the land use designation and future land use of the lands within the separation distance; and
  - (f) other factors that Council deems relevant.
- (ii) Council will use Map 1 - Future Land Use Concept in Section 6 to assess the development constraints, benefits and acceptability of the subdivision as well as relevant maps (wetlands, irrigation, heritage sensitivity, etc.) found in the Official Community Plan and Zoning Bylaw Background Report (2012). Multiple-lot country residential subdivisions shall not be located:
  - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
  - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.2.3 (2) that the land is safe for development or

that recommended mitigation measures will assure the necessary level of safety.

- (c) In a linear fashion stretched along municipal roads.
- (d) On land that contains important irrigation infrastructure.

### **Objective 3.6.2.3: Multiple Parcel Country Residential Development and Design**

To accommodate orderly and planned multiple parcel country residential development while minimizing the associated municipal servicing costs of country residential development on the Municipality.

#### **Policy (a) Phasing**

- (i) A maximum of three multiple lot country residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage. However, if 75% of available lots in one or more of those three subdivisions are vacant but it appears that development is lagging because the developer/land owner is holding land vacant or is encountering difficulty with financing the development then that subdivision will be deemed to not be in a developmental stage and Council may consider the approval of up to three additional subdivision proposals.

#### **Policy (b) Scale and Density**

- (i) Each multiple lot country residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres).

#### **Policy (c) Comprehensive Development Application**

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed residential developments. A Comprehensive Development Application shall include the following information:
- (ii) A completed copy of the Municipality. Country Residential Development Proposal Workbook.
- (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (iv) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

#### **Policy (d) Comprehensive Development Application Evaluation**

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.

- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

**Policy (e) Services**

Based on the recommendations of engineering reports as per Policy (c), above:

- (i) **Water:**
  - (a) each site in the proposed development area shall have its own independent water system; or
  - (b) each site in the proposed development area will be connected to a Regional Water Distribution system; or
  - (c) each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (ii) **Sewer:**
  - (a) each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
  - (b) each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (iii) **Solid Waste:**
  - (a) Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

**Policy (f) Development Standards**

- (i) The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential development, with the aim of preserving productive agricultural land and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) All development, buildings and structures including accessory buildings and structures (including but not limited to decks, patios, fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located.

**Policy (g)      Drainage**

- (i)      The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (h)      Alternative to Conventional Subdivision**

- (i)      Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

**Policy (i)      Innovative Design**

- (i)      Innovative multiple parcel country residential subdivision and development that address broad societal issues respecting energy conservation and production, climate change, food security-self-sufficiency and health and safety for communities will be encouraged.

**Objective 3.6.2.4: Other Associated Development**

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country residential development that are consistent with and complementary to the overall residential character of the development.

**Policy (a)**      Approvals for home based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

**Policy (b)**      The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.

### 3.7 COMMERCIAL & INDUSTRIAL LAND USE AND DEVELOPMENT

#### 3.7.1 Findings

- The industrial and commercial development in the Rural Municipality is generally concentrated around the Town of Outlook and the Village of Broderick and includes hay processing/storage facilities and a potato storage facilities.
- Surveyed residents strongly supported the idea of the development of value-added processing/industrial enterprises to help enhance the area economy and the Municipality's tax base. Surveyed residents also generally supported the idea of highway oriented non-agricultural development to help enhance the area economy and the Municipality's tax base.
- Stakeholders indicated that development of the industrial sector and sustainable economic growth and prosperity should be priorities for the Municipality. The potential for growth and economic opportunity in the area is seen, by stakeholders, as one of the biggest strengths of the Municipality and is due to such positive factors as the Municipality's location, its thriving agricultural industry, the irrigation infrastructure in the region, and the range of community services available in Outlook and the Municipality.
- In order to capitalize on the growth potential of the Municipality, Stakeholders have indicated the importance of municipal infrastructure being well maintained and expanded, where appropriate, throughout the Municipality.
- In order to facilitate commercial and industrial development in the Municipality, policy is needed to:
  - (i) provide direction for future appropriate locations of commercial and industrial development;
  - (ii) ensure that future commercial and industrial development does not conflict with agriculture, irrigation infrastructure, residential or urban growth areas.
  - (iii) provide "development ready" policies and development review processes to facilitate the approval of new projects.

#### 3.7.2 Objectives and Policies

##### Objective 3.7.2.1: Commercial/Industrial Development

To accommodate new commercial and industrial development in existing nodes and in new locations in a manner that avoids land use conflicts.

##### Policy (a) General

- (i) Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards through the use of the Rural Municipality's Building Bylaw and *The National Building Code of Canada* and *The National Fire Code of Canada*.
- (ii) The Zoning Bylaw will contain a commercial district that will accommodate existing legally established and future commercial development.
- (iii) Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district. Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.
- (iv) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways.

- (v) Commercial and industrial development is encouraged to locate along existing primary transportation corridors.

**Policy (b) Location and Setbacks**

- (i) In order to minimize land use conflict between residential development and other existing land uses, Council shall observe the separation distances as set out in Table 7-1. Council may consider approving a lesser separation than that set out in the Zoning Bylaw, with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
  - (a) written comments from any landowners within the required separation distance;
  - (b) proposed mitigation measures to minimize impacts;
  - (c) landforms that may affect or be affected by the impacts from the development;
  - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
  - (e) the land use designation and future land use of the lands within the separation distance; and
  - (f) other factors that Council deems relevant.

**Policy (c) Avoidance of Land Use Conflict**

- (i) Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:
  - (a) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
  - (b) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.

**Policy (d) Development Application Information**

- (i) An application for commercial or industrial development involving the subdivision or rezoning of land shall include information regarding:
  - (a) the types of industry or commercial use to be contained on the site;
  - (b) size and number of parcels proposed;
  - (c) the installation and construction of roads, services, and utilities;
  - (d) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts;



- (e) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land;
- (f) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety;
- (g) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage; and
- (h) other matters that Council considers necessary.

**Policy (e) Comprehensive Development Application**

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A Comprehensive Development Application shall include the following information:
  - (a) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (b) Reports, prepared by professionals certified to assess relevant factors, including the geotechnical suitability of the site, susceptibility to flooding or other hazards, together with any required mitigation measures.
  - (c) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
  - (d) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (f) Comprehensive Development Application Evaluation**

- (i) In evaluating a CDA, Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

**Policy (g) Landscaping and Aesthetics**

- (i) Work with the Town of Outlook to develop consistent landscaping and screening standards for transportation corridors leading into the Town of Outlook and other urban areas, as well as for highway commercial and industrial areas within the municipality.

**Objective 3.7.2.2: Hazardous Industry**

To accommodate hazardous industries in compliance with comprehensive development requirements and a high level of due diligence.

**Policy (a)      General**

- (i) Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval required by any government regulatory agency, and subject to the following locational policies:
  - (a) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 7-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.
  - (b) In order to minimize land use conflict between residential development and other existing land uses, Council shall observe the separation distances as set out in Table 7-1. Council may consider approving a lesser separation than that set out in the Zoning Bylaw, with consideration the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
    - (a) written comments from any landowners within the required separation distance;
    - (b) proposed mitigation measures to minimize impacts;
    - (c) landforms that may affect or be affected by the impacts from the development;
    - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
    - (e) the land use designation and future land use of the lands within the separation distance; and
    - (f) other factors that Council deems relevant.
  - (c) Council may require a separation twenty per cent (20%) greater than set out in Table 7-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
  - (d) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
  - (e) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
  - (f) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

## 3.8 RECREATION AND TOURISM

### 3.8.1 Findings

- The Municipality is a popular tourist and recreational destination in central Saskatchewan, featuring opportunities for fishing, and boating.
- The Broderick Reservoir is a popular fishing destination as it is stocked with Northern Pike, Walleye, Yellow Perch and Whitefish.
- The Municipality is bordered on the west side by the South Saskatchewan River, which provides residents with recreational opportunities including hiking, fishing and boating.
- There are no Regional parks located within the Municipality, however, Danielson Provincial Park and Douglas Provincial Park are both located to the south.
- The Municipality, along with several other rural and urban municipalities were a part of the development of the Lake Diefenbaker Tourism Destination Area Plan.
- The Lake Diefenbaker Tourism Destination Area Plan identifies tourism development issues and opportunities, and recommends specific strategies and actions to manage these points. Consideration should be given to the recommendations laid out in this plan in the interest of promoting the Municipality, and the region as a whole, as a tourist destination.
- Consideration should be made toward the development of appropriate community service and recreation policies in order to minimize the cost to the Municipality and maximize the benefit to residents and visitors to the area.
- The RM of Rudy, along with several other rural and urban municipalities were a part of the development of the Lake Diefenbaker Tourism Destination Area Plan in 2008.
- The Statements of Provincial Interest Regulations provide the following statements concerning recreation (which is addressed in the objectives and policies that follow):
  - *The Province has an interest in supporting high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*

### 3.8.2 Objectives and Policies

#### Objective 3.8.2.1: Promotion of Resources

To recognize the natural and scenic significance of the Municipality and to promote its conservation and preservation in order that its resources may be preserved and managed for natural habitat and for the use and enjoyment of future generations.

- Policy (a)** Consider the impacts of development on the Rudy region and its many waterbodies, and cooperate with adjoining rural municipalities, urban municipalities, First Nations, and provincial parks / recreation sites in achieving preservation of natural areas to the greatest extent possible.

#### Objective 3.8.2.2: Regional Sharing of Opportunities

To recognize and maintain the shared provision of recreation opportunities to residents and visitors of the region as a whole between the Municipality, the Town of Outlook, the Village of Glenside, and the Village of Broderick and other authorities.

- Policy (a)** The Municipality will continue to collaborate with the Town of Outlook, the Village of Glenside, and the Village of Broderick in providing recreational amenities and

opportunities for the region, and seek out mutually beneficial opportunities with other organizations in the interest of promotion, preservation, and enhancement of recreation and tourism in the region.

**Policy (b)**      Insofar as practical, the Municipality will endeavour to implement the policies and associated recommendations as laid out in the Lake Diefenbaker Tourism Destination Area Plan.

## 4 FUTURE LAND USE CONCEPT

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The Future Land Use Concept for the Rural Municipality of Rudy No. 284 reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the municipality. The concept identifies three "Policy Areas," to be referred to as:

- (1) Agriculture Policy Area
- (2) Residential Policy Area
- (3) Highway Corridor Policy Area

The purpose of these Policy Areas shall be to help in applying the general goals, objectives and policies of the Official Community Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

In addition to policy areas, the future land use map contains a Slope Exclusion Zone. This zone, identified in a preliminary slope stability assessment prepared by Clifton & Associates Ltd, as been recognized as being susceptible to landslides and should not be developed.

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 1 – Future Land Use Concept", which forms part of the policies set out in this Plan.

## 4.1 AGRICULTURE POLICY AREA

### 4.1.1 *Intent*

The intent of the Agriculture Policy Area is to encourage agriculture, agricultural related commercial and other natural resource-oriented developments and uses.

### 4.1.2 *Separate Residential Sites*

Within the Agriculture Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.

### 4.1.3 *Implementation*

- (1) Agriculture Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agriculture Policy Area will be zoned as Agriculture District for agriculture development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agriculture Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial or multiple parcel residential development or subdivisions are made in the Agriculture Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development will not conflict with surrounding land uses and development; and,
  - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

## 4.2 RESIDENTIAL POLICY AREA

### 4.2.1 Intent

The intent of the Residential Policy Area is to accommodate single parcel, multiple parcel and existing hamlet residential development as well as commercial development of a nature and at a scale sufficient to serve local residents and the travelling public.

### 4.2.2 Implementation

- (1) Lands within the Residential Policy Area occupied by existing country residential and hamlet residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Residential Policy Area, until and unless applications for country residential development are approved, land will be zoned generally as Agriculture District.
- (3) Council will not approve requests for the rezoning of land to accommodate the subdivision and development of new hamlets.
- (4) Where applications for multiple lot residential development or subdivisions are made in the Residential Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
  - (a) site conditions are suitable for multiple parcel country or development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated; and,
  - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for highway commercial development or subdivisions are made in the Residential Policy Area, Council will only consider amending the Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development would not conflict with surrounding land uses and development;
  - (d) the proposed development would not compromise or restrict future long-term residential development in the broader Residential Policy Area; and

- (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (6) New Livestock operations shall not be permitted in the Residential Policy Area.



## 4.3 HIGHWAY CORRIDOR POLICY AREA

### 4.3.1 *Intent*

The intent of the Highway Corridor Policy Area is to accommodate a diverse range of commercial and industrial development. A broad range of service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in the municipality, preferably in industrial park settings. Highway commercial development intended to serve the needs of the travelling public will be considered appropriate in this area. Single and multiple lot residential development will be allowed in accordance with appropriate zoning and development standards.

### 4.3.2 *Implementation*

- (1) Lands within the Highway Corridor Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Highway Corridor Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for commercial or industrial development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated; and
  - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single or multiple lot residential development or subdivisions are made in the Highway Corridor Policy Area, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development would not conflict with surrounding land uses and development;

- (d) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Highway Corridor Policy Area; and,
  - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for subdivision and development are made in the Highway Corridor area within a Rural Urban Fringe Area as designated on Map 1 – Future Land Use Concept, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
  - (a) the proposed development is situated outside the Urban Future Growth Area within the designated Rural Urban Fringe;
  - (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

## 5 IMPLEMENTATION

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### 5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

#### *5.1.1 Purpose*

The purpose of the Municipality's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Municipality.

#### *5.1.2 Content and Objectives*

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, agricultural uses, commercial uses, and industrial uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

#### *5.1.3 Amending the Zoning Bylaw*

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### 5.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) The uses of the land and buildings and the forms of development.
  - (b) The site layout and external design, including parking areas, landscaping and entry and exit ways.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict; and,
  - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

#### 5.1.5 Use of the Holding Symbol "H"

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

## 5.2 OTHER IMPLEMENTATION TOOLS

### 5.2.1 *Subdivision Application Review*

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

### 5.2.2 *Dedicated Lands*

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of The Planning and Development Act, 2007 (The Act).
- (2) Pursuant to The Act, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.
- (3) The RM will consult with the Province, appropriate School Divisions, and affected regional partners regarding Municipal Reserve dedication for school purposes.
- (4) The following factors shall be considered in making decisions on the provision of municipal reserves:
  - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
  - (iii) School site needs, as identified by the Sun West School Division, ensuring the creation of municipal reserve areas large enough to be used for schools.

### *5.2.3 Building Bylaw*

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

### *5.2.4 Development Levies and Servicing Fees*

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

## **5.3 OTHER**

### *5.3.1 Updating the Official Community Plan*

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

### *5.3.2 Further Studies*

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Rudy No. 284.

### *5.3.3 Cooperation and Inter-Jurisdictional Consideration*

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

#### 5.3.4 *Programs*

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

#### 5.3.5 *Provincial Land Use Policies and Interests*

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

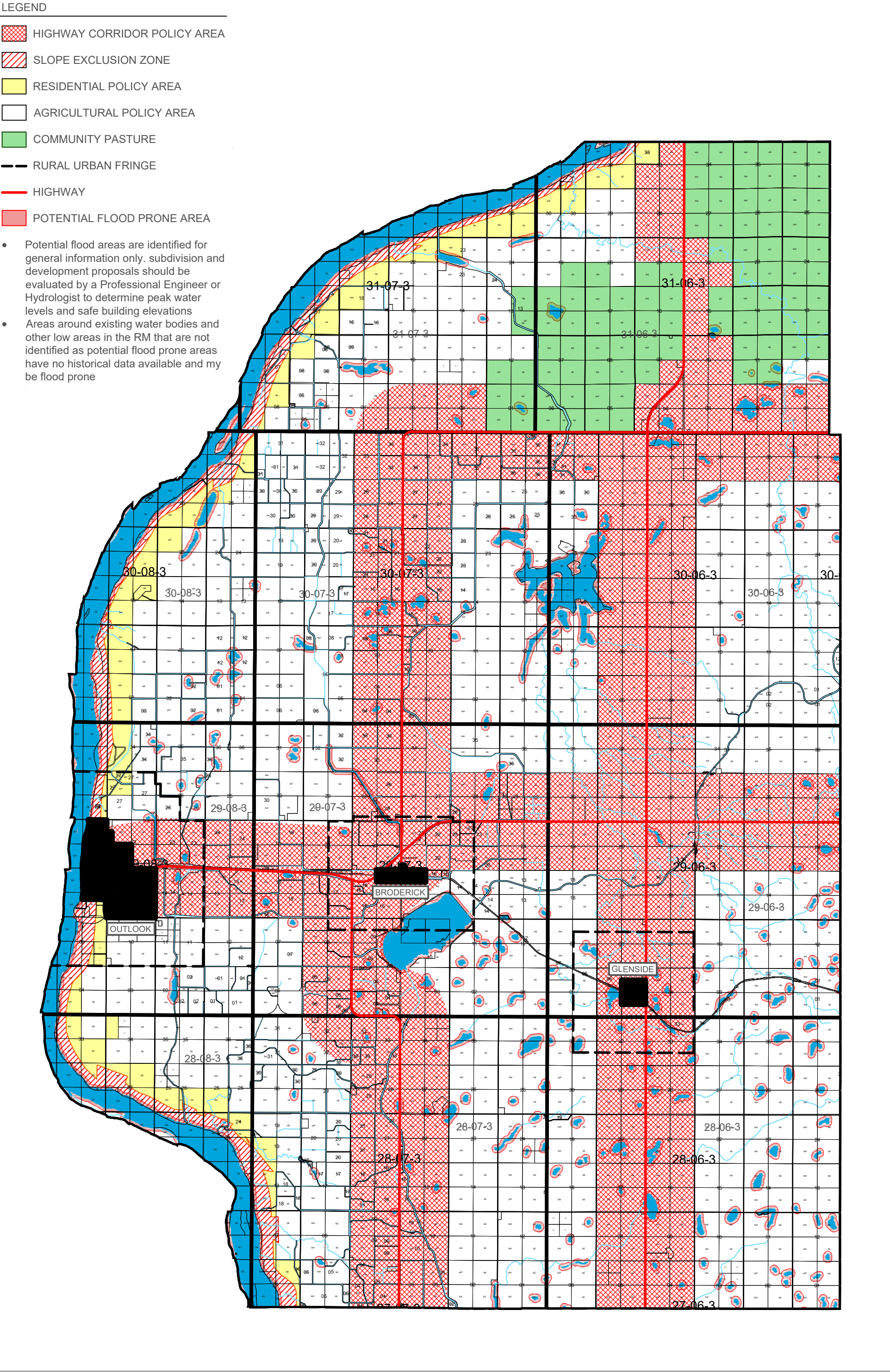
#### 5.3.6 *Binding*

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Rural Municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

#### 5.3.7 *Definitions*

The Zoning Bylaw definitions shall apply to this Official Community Plan.

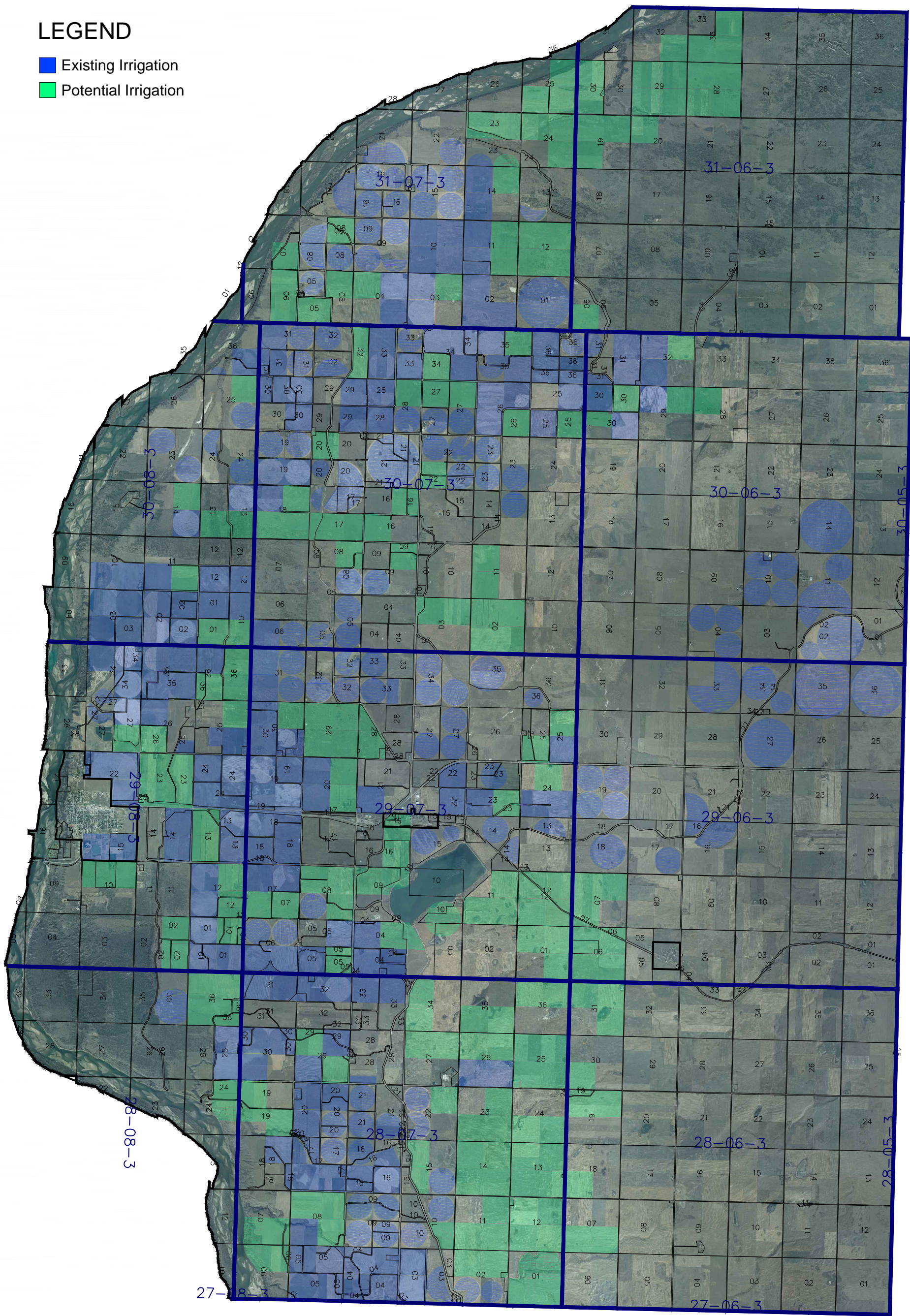






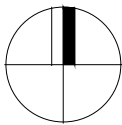
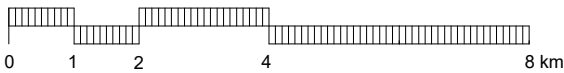
LEGEND

- Existing Irrigation
- Potential Irrigation



RM of Rudy No. 284

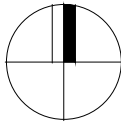
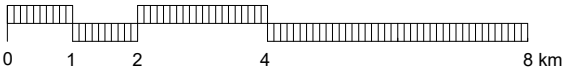
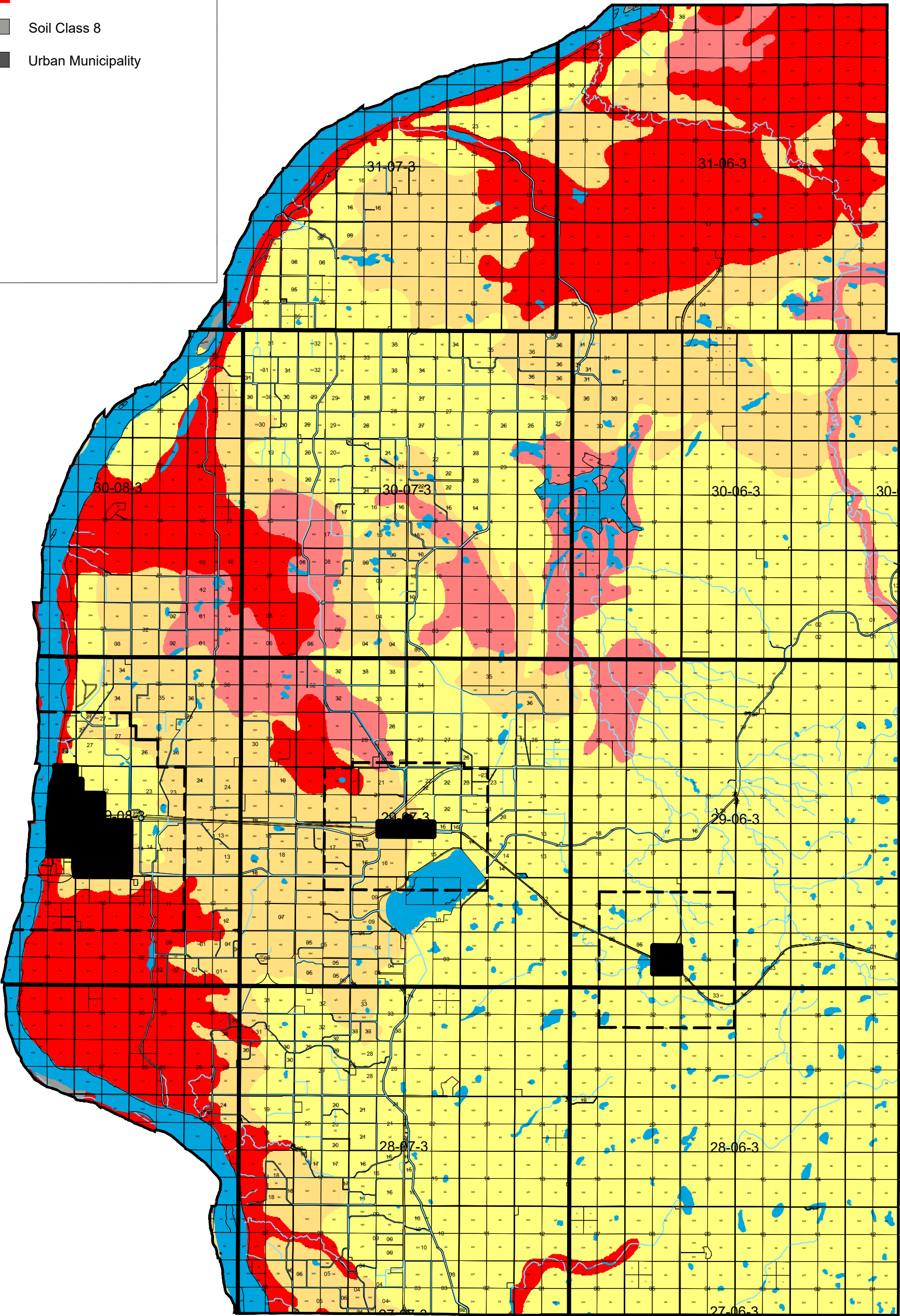
Map 2 - Potential and Future Irrigation Areas





Legend

- Soil Class 3
- Soil Class 4
- Soil Class 5
- Soil Class 6
- Soil Class 8
- Urban Municipality



## **7 MINIMUM SEPARATION REQUIREMENTS**

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<b>Table 7-1 R.M. of Rudy Required Separation Distances Between Uses (in Metres)</b>		Municipal Wells	Residential Building Development			Village	Town	Intensive Agriculture	Livestock Building or Structure (Operation)			Airport / Airstrip	Commercial	Gravel Pit	Waste Management		Anhydrous		Industrial	Hazard Industrial
			Single	MC R*	Tourist				300 - 499	500 - 2,000	> 2,000				Solid	Liquid	Non-Refrigerated	Refrigerated		
Residential Building Development**	Single <sup>(1)</sup>	--	--	--	--	--	--	--	400	800	1,200	--	200	305	457	600	305	600	305	1,600
	Multi-Lot Country Residential <sup>(2)</sup>	--	--	--	--	--	--	--	800	1,200	1,600	800	200	600	457	600	305	600	800	2,400
	Tourist Accommodation <sup>(3)</sup>	--	--	--	--	--	--	--	400	800	1,200	--	200	305	457	600	305	600	800	1,600
Intensive Agriculture <sup>(4)</sup>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	800	1,600
Livestock Operation <sup>(5)</sup>	300 - 499	1600	400	800	400	1200	1600	--	--	--	--	--	305	--	--	--	--	--	305	600
	500 - 2,000	1600	800	1200	800	1600	2400	--	--	--	--	--	305	--	--	--	--	--	305	600
	> 2,000	1600	1200	1600	1200	2400	3200	--	--	--	--	--	305	--	--	--	--	--	305	600
Airport / Airstrip <sup>(6)</sup>		--	--	800	--	800	800	--	--	--	--	--	--	--	--	--	--	--	--	--
Commercial <sup>(7)</sup> ****		--	305	800	800	1,600	1,600	800	305	305	305	--	--	--	457	305	--	--	--	--
Waste Management	Solid	1600	457	457	457	457	457	457	--	--	--	--	457	--	--	--	--	--	--	--
	Liquid	1600	600	600	600	600	600	305	--	--	--	--	305	--	--	--	--	--	--	--
Anhydrous <sup>(9)</sup>	Non-Refrigerated	--	305	305	305	305	305	--	--	--	--	--	--	--	--	--	--	--	--	--
	Refrigerated	--	600	600	600	600	600	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial <sup>(10)</sup>		800	305	800	800	1,600	1,600	800	305	305	305	--	--	--	457	305	--	--	--	--
Hazardous Industrial <sup>(11)</sup>		1,600	1,600	2,400	1,600	2,400	2,400	1,600	600	600	600	--	--	--	--	--	--	--	--	--

\* Multilot Country Residential (MCR)

\*\* Distances are measured between livestock operation and building development shall mean the distance between the closest points on the outside wall of the livestock operation structure and the closest building development. For the purposes of measuring distance, building development shall refer to the outside wall of the closest primary structure that meets the definition of “building development”, whether or not that structure is a stand-alone structure or is found within a residential subdivision, hamlet, village or town.

\*\*\* Refer to Section 3.4.2.2 (f) for separation distances from land uses in an adjacent municipality.

\*\*\*\* SeapARATION distances may be reduced or eliminated depending on the type of use proposed or where appropriate fencing, screening, landscaping, berming and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.

Distances are measured as follows - Between closest point of nearest:

- |      |  |   |
|------|--|---|
| (1)  | Single Residential Building...                       |   |
| (2)  | Multilot or Mobile Home Residential Building Site... | ... and the nearest building development, corporate limit, livestock building or structure (part of a intensive livestock operation), airport or airstrip, gravel pit, anhydrous ammonia storage, or waste management facility, and the site lines of other uses. |
| (3)  | Tourist Accommodation Facility...                    |   |
| (4)  | Intensive Agricultural Operation...                  |   |
| (5)  | Intensive Livestock Operation...                     |   |
| (6)  | Airport / Airstrip Facility...                       |   |
| (7)  | Commercial Site...                                   |   |
| (8)  | Waste Management Facility or Lagoon...               |   |
| (9)  | Anhydrous Ammonia Storage Facility...                |   |
| (10) | Industrial Site...                                   |   |
| (11) | Hazardous Industrial Site...                         |   |